

COMMUNITY MEETING REPORT  
**Petitioner: Icon Custom Masonry, Inc.**  
Rezoning Petition No. 2021-094

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 19, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, August 31, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were James McCarthy of the Petitioner, Benji Layman of The Isaacs Group, PC and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-094.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, October 18, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, November 2, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. It is possible that this date could change, however, due to the election. The Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, November 15, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 1.884 acres and is located on the north side of Wisteria Drive, just east of the intersection of Wisteria Drive and South Boulevard. Wisteria Drive is a private street. Commercial uses are located to the west of the site, multi-family uses are located to the south of the site and single family residential uses are located to the north and east of the site.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned R-22 MF, which is a multi-family zoning district that allows up to 22 dwelling units per acre. The parcels to the west are zoned TOD-TR and B-2, the parcel to the south is zoned R-22 MF and the parcels to the north and east are zoned R-4.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-22 MF zoning district to the UR-2 (CD) zoning district to accommodate the development of a maximum of 33 single family attached (townhome) dwelling units on the site. The overall density of this development would be 17.5 dwelling units per acre.

John Carmichael then briefly reviewed the rezoning plan. He stated that the site would be accessed from Wisteria Drive. The townhome units would be rear loaded units with garages, and the garages would be accessed from the internal private alleys. An 18 foot wide landscape area planted to the standards of a Class C buffer with a 6 foot tall wooden screen fence would be established along the northern and eastern boundary lines. The proposed storm water pond would be located at the southeastern corner of the site.

John Carmichael shared a slide that depicts the distance of the site from the Archdale transit station, which is approximately 0.52 miles.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question from an adjacent property owner, John Carmichael stated that to his knowledge, the City will not be taking over the maintenance of Wisteria Drive. Wisteria Drive serves this site as well as the apartment community to the south of this site.
- In response to a question, James McCarthy stated that there is an easement agreement in place regarding Wisteria Drive that ensures access to this site over Wisteria Drive.
- In response to a question or concerns regarding storm water, Benji Layman stated that the low end of the site is located at the southeastern corner of the site. The developer will be required to release storm water from the site at a rate that is lower than the current rate. Theoretically, we will be slowing the storm water flow and having less of a storm water impact on adjacent parcels of land. We have proposed potentially acquiring an easement from an adjacent property owner and connecting the storm water pond to the street on the other side of an adjacent lot. From a City requirement standpoint, we should make the storm water situation better than it currently is.
- In response to a question, Benji Layman stated that a storm water pond will be required to be installed on the site whether or not the easement is acquired by the developer. However,

without the easement, the storm water will be dispersed into the buffer area. With the easement, the storm water can be piped from the storm water pond to a different location. With respect to water quality, the developer can choose to do water quality or botanical protection.

- In response to a question, Benji Layman stated that the landscape area along the northern and eastern boundary lines would be 18 feet wide and be planted to the standards of a Class C buffer. The 18 foot wide landscape area would also contain a 6 foot tall wood screen fence. Benji Layman stated that a buffer is an area where there would be no structures other than the fence and there would be a required minimum number of trees and shrubs. The minimum number of trees is 4 trees per 100 linear feet and 20 shrubs per 100 linear feet. Existing trees can count towards the required number of trees. The purpose of a buffer area is to provide screening and separation.

- In response to a question, John Carmichael stated that it is anticipated that Pulte Homes would build the proposed townhome units and James McCarthy asked Pulte Homes what the price range of the townhome units would be, and he was advised that the price point would be in the mid \$300,000s subject to the market.

- In response to a question, James McCarthy stated that the anticipated square footage of the townhome units would be just under 2,000 square feet.

- An attendee asked if there are examples in town where property has been rezoned to the UR-2 (CD) zoning district to allow a density of 17.5 dwelling units per acre, and John Carmichael stated that there are numerous places in Charlotte where this has occurred, particularly sites that are located a half-mile from a transit station. John Carmichael stated that the current zoning of the site would allow up to 22 units per acre.

- An attendee stated that the intersection of South Boulevard and Wisteria Drive is already crowded, and he asked what improvements would be made by the Petitioner. John Carmichael shared CDOT's estimated trip generation for this Rezoning Petition. The existing use is vacant land so there are no vehicular trips generated. The entitled use, which would be apartments, would generate 225 vehicular trips per day according to CDOT. The proposed townhomes would generate 210 vehicular trips per day according to CDOT. John Carmichael stated that the Petitioner was not required to do a traffic study due to the low number of daily vehicular trips, and no transportation improvements are required.

- In response to a question regarding the privacy that would be provided to the adjacent homes, John Carmichael stated that there would be an 18 foot wide landscape area with a fence and building separation from the relevant property lines greater than 18 feet. John Carmichael stated that the adjacent homes are one story homes he believes, and the proposed townhomes would be taller than the adjacent homes.

- In response to a question, John Carmichael stated that there would not be a buffer on the site next to the shopping center.

- An attendee stated that he has reviewed other rezoning plans and he has seen tree buffers wider than 18 feet to separate a development from adjacent single family homes. He stated that he assumes that 18 feet is the code minimum width. John Carmichael stated that the UR-2 zoning district does not require a buffer but the Planning Staff typically requests that a developer provide a buffer on a UR-2 rezoning plan. John Carmichael stated that if a buffer were required for this site in the UR-2 zoning district, the minimum width would be 18 feet. However, you could reduce the width by 25% through the installation of a 6 foot tall wood screen fence. The

Petitioner is maintaining a width of 18 feet and installing a wood screen fence. Benji Layman stated that buffer widths are based on the size of the development site. The size of the subject site would require an 18 foot wide buffer.

- In response to a question, Benji Layman stated that they will have to add a potential dumpster location to the rezoning plan, and that he thinks it will be located near Unit 33 or Unit 29. An attendee stated that she would prefer the dumpster location not be near Unit 29. Benji Layman stated that dumpsters are not generally utilized at these types of developments.

- In response to a question, John Carmichael stated that this site would have nothing to do with the dumpsters on the adjacent shopping center site.

- In response to a question, John Carmichael stated that for traffic questions you can reach out to CDOT and he provided the name and telephone number of the relevant contact person at CDOT.

- In response to a question, John Carmichael stated that he did not know if the townhome units would be staggered.

- In response to a question, John Carmichael stated that the rezoning plan would undergo some changes prior to the Zoning Committee. An attendee stated that he hopes the orientation of the buildings could change and the width of the buffer could be increased. This attendee asked if the Petitioner could look at a plan that includes a mix of townhomes and flats in order to increase the width of the buffer. John Carmichael stated that he did not think that flats are a possibility and he does not know what could be done to increase the width of the buffer.

- An attendee expressed his concerns regarding storm water drainage and grading. He also expressed concerns with noise that would come from this proposed development such as car alarms. This would be a big increase in density from what is currently on the site, which is nothing.

- John Carmichael stated that they are happy to have a follow-up meeting with the attendees. He stated that he has their email addresses. In terms of building materials, vinyl siding could not be used but vinyl could be used on windows, soffits, doors and trim.

- In response to a question, James McCarthy confirmed that the townhome units would be market rate units.

- In response to a question, John Carmichael stated that he does not know if there would be a restriction in the restrictive covenants on the number of townhome units that could be rented by the owners.

- An attendee stated that if the shopping center's dumpster is not properly addressed, he believes it will be difficult to sell townhome units in the mid-300s.

- In response to a question, John Carmichael stated that the garages would be tandem 2 car garages. A tandem garage is where one car parks in front of the other car.

- An attendee stated that there did not appear to be much parking outside of the garages. John Carmichael stated that Benji Layman is looking into the possibility of adding parking spaces on the site.

- An attendee stated that the site plan appears to be crowded.

- An attendee asked what is the difference between the current zoning of the site and the proposed rezoning in terms of the number of units per acre, and John Carmichael stated that the current R-22 MF zoning would allow up to 22 units per acre and the proposed zoning is 17.5 units per acre.
- An attendee stated that her concern is privacy. Currently, the site is undeveloped and if the rezoning is approved there could be townhomes looking over our single family homes, which she does not like.
- An attendee stated that there have been problems with this vacant site, as there are stray cats and vagrants. People have banged on the door of one of his rental homes.
- James McCarthy stated that he and Sean (an attendee) have had conversations before. James McCarthy stated that he appreciates everyone attending the meeting. Bringing in Pulte or some type of national home builder like this is a good thing. They are bringing in quality development and increasing property values in the area. That is good for everybody. It would be a clean and nice new development. James McCarthy stated that if a dumpster were located on the site, the dumpster would be screened appropriately. The individuals who would buy these townhome units would be people that are already in the area and working Uptown. It is going to be a wide range of individuals. I think it will be a big improvement over the vagrants and cats that are on the site right now.

Alan as we have discussed, and we still have to come to terms, we would like to cross your property with a storm water pipe. Storm water would be handled appropriately.

An 18 foot buffer would be provided and there is additional separation of the townhome buildings from the northern and eastern boundary lines. James McCarthy stated that he believes the neighbors will be pleased with the development and that he is confident that this would be a quality development.

- In response to a question, John Carmichael stated that they will have a follow-up meeting with the attendees and that it would be at the end of September. John Carmichael also stated that he would email the power point presentation to the attendees.
- John Carmichael stated that there is one more thing that he wants to share with the attendees, although he is hesitant to do so because there is no guarantee that the townhome units would look like these elevations. John Carmichael shared potential elevations of the proposed townhome units and he stated that these elevations are not part of the rezoning plan.

John Carmichael stated that someone from Pulte will attend the follow-up meeting.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13<sup>th</sup> day of September, 2021

**Icon Custom Masonry, Inc., Petitioner**

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2021-094	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-094	17304140	RAYMOND	CHARLES R	JENNA RENEE	RAYMOND	6434 CANDLEWOOD DR		CHARLOTTE	NC	28210
2021-094	17304141	RUDD	HOLDEN TYLER	ELIZABETH ANN	WESTBAY	6428 CANDLEWOOD DR		CHARLOTTE	NC	28210
2021-094	17304144	PONDO	JOHN D	LANA W	PONDO	6514 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17304145	G-FORCE PROPERTIES LLC				2152 SHERWOOD AV		CHARLOTTE	NC	28207
2021-094	17304146	CHRISTIAN	PAUL ALAN			1133 SALEM APT E		CHARLOTTE	NC	28209
2021-094	17304147	WAGLE	SEAN D			PO BOX 271		DALLAS	NC	28034
2021-094	17304148	WAGLE	SEAN D			PO BOX 271		DALLAS	NC	28034
2021-094	17304149	BODENHEIMER	JAMES C JR		BY ENTIRETY	6424 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17304150	BETLER	NANCY M			1410 HILLWOOD CT		CHARLOTTE	NC	28210
2021-094	17304151	OWENS	WILSON RUSSELL	ANGELA W	OWENS	1404 HILLWOOD CT		CHARLOTTE	NC	28210
2021-094	17304152	RANKIN	SAMUEL B	TRUST	THE JOSEPH C VANDEVERE FAMILY	PO BOX 37288		CHARLOTTE	NC	28237
2021-094	17304153	2018-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2021-094	17304154	HASTOGLIS	BENJAMIN RYAN	MADILYN CAROLINE	HASTOGLIS	1407 HILLWOOD CT		CHARLOTTE	NC	28210
2021-094	17304155	SHINALL	VERNON W			1411 HILLWOOD CT		CHARLOTTE	NC	28210
2021-094	17304156	LOVITTE	LAUREN MARIE	JOSHUA LEE	LOVITTE	6412 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17304157	WAGLE	SEAN D			PO BOX 271		DALLAS	NC	28034
2021-094	17304165	HAMPSTED LLC				2820 SELWYN AVE SUITE 627		CHARLOTTE	NC	28209
2021-094	17304166	ENTRUST GROUP INC THE				555 12TH ST SUITE 1250		OAKLAND	CA	94607
2021-094	17304171	ARCHDALE DNB LLC			EAST LAKE ASSOCIATES 2 LLC	101 EISENHOWER PKWY		ROSELAND	NJ	07068
2021-094	17304172	AMP-SOUTH BOULEVARD LLC				233 COTTAGE PL		CHARLOTTE	NC	28207
2021-094	17304173	V-C PROPERTIES LLC			SHG CHARLOTTE LLC	4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2021-094	17305137	PETTY	NANCY JANE			6419 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17305138	SMITH	MICHAEL JEFFREY	SARA OWEN	SMITH	6425 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17305139	SWEENEY	KEITH P			6431 ROSECREST DR		CHARLOTTE	NC	28210
2021-094	17305140	KOEMAN	MATTHEW	MELISSA	KOEMAN	5846 SAVONA TERRACE		FORT MILL	SC	29708
2021-094	17305141	FLANIGAN	JEROME MICHAEL	KERRI ASTRID	FLANIGAN	6515 ROSECREST DR		CHARLOTTE	NC	28210



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES

2021-094	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-094	Brighter Days Arts Education Inc.	DeVaughn	Johnson	1825 Beacon Ridge Road		Charlotte	NC	28210
2021-094	Civic Leadership Academy	Lauren	Martin	1932 Archdale Drive		Charlotte	NC	28210
2021-094	Idlewild Farms Neighborhood Association	Charles G.	Simon	2741 Pencoyd Ln		Charlotte	NC	28210
2021-094	Monclair South HOA	AL	Peace	1021 Carysbrook Lane		Charlotte	NC	28217
2021-094	Montclair Neighborhood Association	Alice	Hayes	2138 Shadyview Dr		Charlotte	NC	28210
2021-094	Montclair Neighborhood Association	Mark	Francis	1539 Tamworth Dr		Charlotte	NC	28210
2021-094	Montclair Neighborhood Association	Nancy	Mosier	5919 Boxwood Ln		Charlotte	NC	28210
2021-094	Montclair Neighborhood Association	Tiffany	Weir	1620 Tamworth Dr.		Charlotte	NC	28210
2021-094	Montclair South Homeowners Association	Al	Peace	1021 Carysbrook Ln		Charlotte	NC	28217
2021-094	Montclair South Homeowners Association	Tyler	Heaggans	559 Goldstaff Lane		Charlotte	NC	28273
2021-094	Myers Park Homeowners Association	Rusty	Bryson	1814 Delchester Dr		Charlotte	NC	28210
2021-094	Park South Station HOA	Tom	Minneman	3414 Park South Station Blvd		Charlotte	NC	28210
2021-094	Queen City Unity	Jorge	Millares	2436 Kensington Station Pkwy		Charlotte	NC	28210
2021-094	Spring Valley	Ashley	Gilbert	6114 Colchester Pl		Charlotte	NC	28210
2021-094	Starmount	Devine	Bowers	6241 South Boulevard		Charlotte	NC	28217
2021-094	Starmount Neighborhood Association	Eric	May	6400 Candlewood Dr		Charlotte	NC	28210
2021-094	Starmount Neighborhood Association	Kellie	Ross	6964 Oakstone Place		Charlotte	NC	28210
2021-094	Steele Creek Landing Homeowners Association	David	Bloom	6932 Wrentree Dr		Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-094** filed by Icon Custom Masonry, Inc. to request the rezoning of an approximately 1.884 acre site located on the north side of Wisteria Drive, east of the intersection of Wisteria Drive and South Boulevard, from the R-22 MF zoning district to the UR-2 (CD) zoning district

**Date and Time  
of Meeting:** Tuesday, August 31, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

We are assisting Icon Custom Masonry, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 1.884 acre site located on the north side of Wisteria Drive, east of the intersection of Wisteria Drive and South Boulevard, from the R-22 MF zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum of 33 single family attached (townhome) dwelling units on the site.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, August 31, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-094), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-094.aspx>. You can also continue to contact us with questions after the Community Meeting.





Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Tariq Bokhari, Charlotte City Council District 6 (via email)  
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: August 19, 2021

Attendee Report

Report Generated:

9/1/2021 9:09

Topic Webinar ID Actual Start Time Actual Duration (m # Registered # Cancelled Unique View Total Users Max Concurrent Views  
Icon Custom Masonry, Inc. - Wisteria Drive Site Re 990 2999 7187 8/31/2021 17:46 98 7 0 7 17 0

Panelist Details

Attended	User Name (Original Email)	Join Time	Leave Time	Time in Session (mi)	Country/Region Name
Yes	Benji Layman blayman@isaacsgrp.c	8/31/2021 17:46	8/31/2021 19:23	97	United States
Yes	James McCarthy jmccarthy@iconmasc	8/31/2021 17:50	8/31/2021 18:07	18	United States
Yes	James McCarthy jmccarthy@iconmasc	8/31/2021 18:15	8/31/2021 19:23	69	United States
Yes	James McCarthy jmccarthy@iconmasc	8/31/2021 18:17	8/31/2021 19:23	66	United States
Yes	Angela awo2028@gmail.com	8/31/2021 18:43	8/31/2021 19:23	40	United States
Yes	John Carmichael jcarmichael@robinso	8/31/2021 17:46	8/31/2021 19:23	97	United States

Attendee Details

Attended	User Name (Original First Name Last Name)	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session	Country/Region Name
Yes	Alan Christian Alan Christian	pactrash54@gmail.	8/31/2021 18:30	approved	8/31/2021 18:30	8/31/2021 19:23	53	United States
Yes	Angela Angela	awo2028@gmail.c	8/31/2021 18:25	approved	8/31/2021 18:30	8/31/2021 19:00	31	United States
Yes	Angela Angela	awo2028@gmail.com			8/31/2021 18:30	8/31/2021 18:43	13	United States
Yes	Sean Wagle Sean Wagle	Jean_Darwin@outl	8/31/2021 18:24	approved	8/31/2021 18:30	8/31/2021 19:23	53	United States
Yes	Mvryvm Mvryvm	maryam_pratt@ya	8/31/2021 18:29	approved	8/31/2021 18:30	8/31/2021 19:23	54	United States
Yes	vernon shinall vernon shinall	vernonshinall@yah	8/31/2021 18:32	approved	8/31/2021 18:32	8/31/2021 19:23	52	United States
Yes	Fred Fred	Fred.Matrulli@pult	8/31/2021 18:43	approved	8/31/2021 18:43	8/31/2021 18:46	3	United States
Yes	Fred Fred	Fred.Matrulli@pultegroup.com			8/31/2021 18:47	8/31/2021 19:05	19	United States
Yes	Christi Kunkler Christi Kunkler	ckunkler@earthlin	8/31/2021 19:14	approved	8/31/2021 19:14	8/31/2021 19:23	9	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (mi)	Country/Region Name
17043266670	8/31/2021 18:36	8/31/2021 18:41	5	United States
17043266670	8/31/2021 18:33	8/31/2021 18:33	1	United States
17044005715	8/31/2021 17:51	8/31/2021 18:03	13	United States

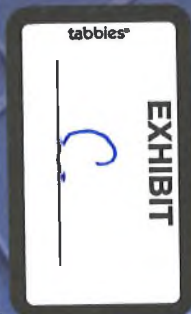


# Rezoning Petition No. 2021-094

Icon Custom Masonry, Inc., Petitioner

Community Meeting

August 31, 2021



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

## Rezoning Team

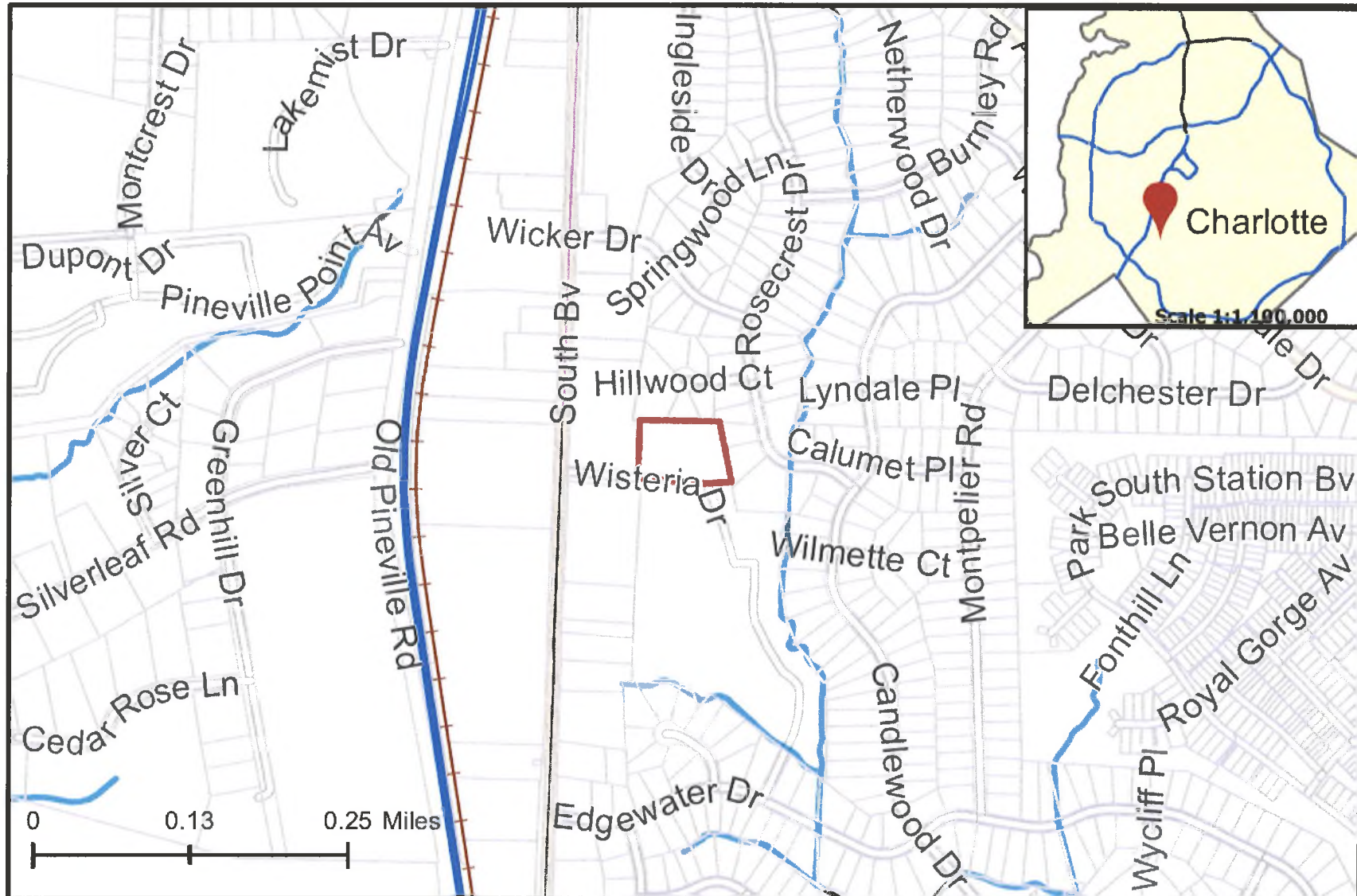
- James McCarthy, Icon Custom Masonry, Inc.
- Benji Layman, The Isaacs Group, PC
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, October 18, 2021 at 5:00 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: \*\*Tuesday, November 2, 2021 at 5:30  
PM at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, November 15, 2021 at  
5:00 PM at the Charlotte-Mecklenburg  
Government Center



## Site – 1.884 Acres





## Site – 1.884 Acres





## Site – 1.884 Acres

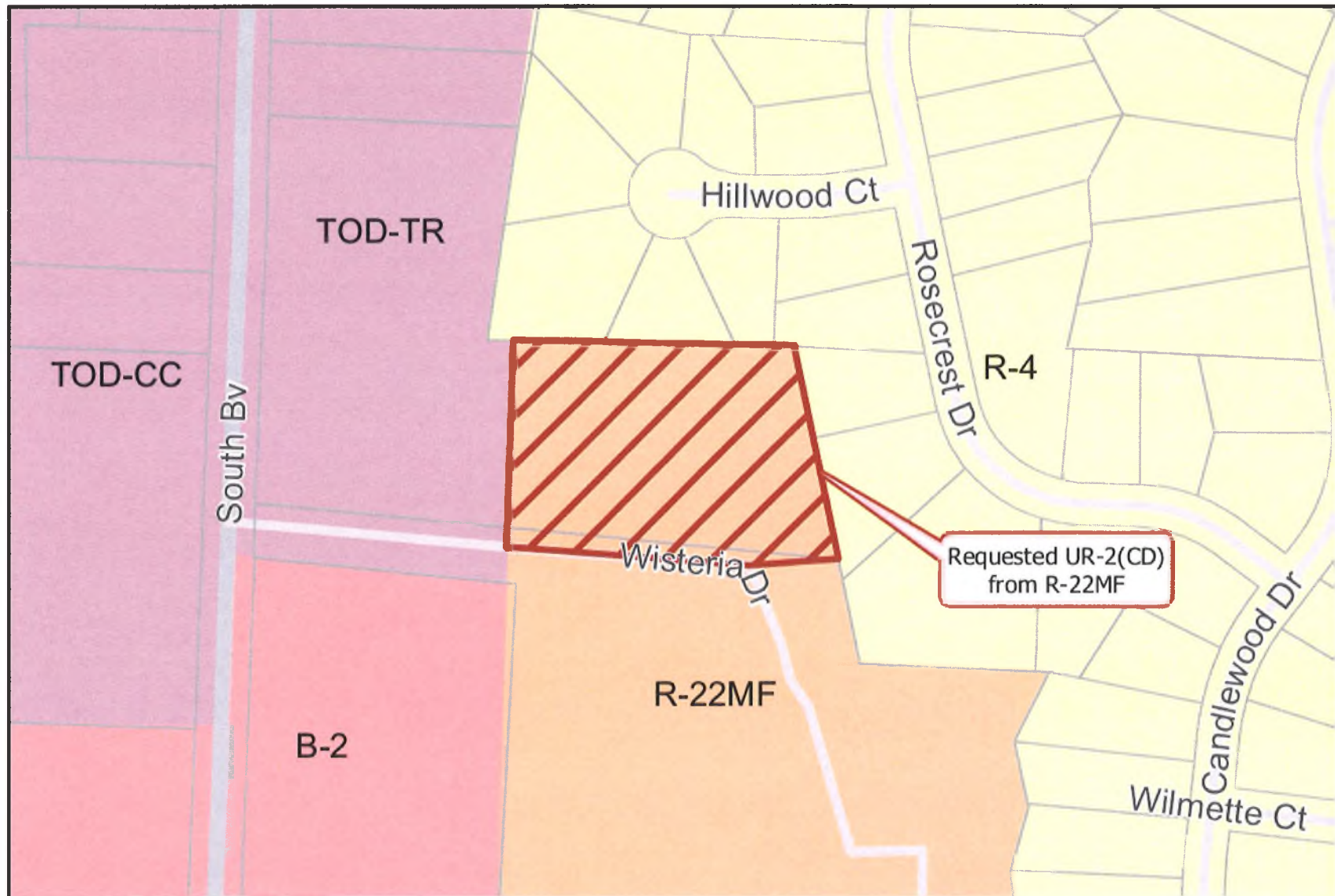




## Site – 1.884 Acres



## Current Zoning of the Site and Nearby Parcels





## Rezoning Request

Requesting that the site be rezoned from the R-22 MF (Multi-Family) zoning district to the UR-2 (CD) zoning district to accommodate the development of a maximum of 33 single family attached (townhome) dwelling units on the site



# Rezoning Plan



VICINITY MAP



- NOTES:**
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  3. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
  4. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.
  5. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND WALLS ON THE SITE.
  6. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND ALLEYS ON THE SITE.
  7. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE SITE.
  8. THE DEVELOPER SHALL MAINTAIN THE EXISTING STREETS AND HIGHWAYS ON THE SITE.
  9. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
  10. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.
  11. THE DEVELOPER SHALL MAINTAIN THE EXISTING FENCES AND WALLS ON THE SITE.
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  36. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND ALLEYS ON THE SITE.

- LEGEND:**
- 1. COMMON OPEN SPACE (LAND) - 10,000 SQ. FT. MIN. AC.
  - 2. COMMON OPEN SPACE (WATER) - 10,000 SQ. FT. MIN. AC.
  - 3. COMMON OPEN SPACE (TREES) - 10,000 SQ. FT. MIN. AC.
  - 4. COMMON OPEN SPACE (OTHER) - 10,000 SQ. FT. MIN. AC.
  - 5. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 6. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 7. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 8. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
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  - 11. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 12. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 13. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 14. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 15. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 16. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 17. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 18. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
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  - 30. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 31. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 32. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 33. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 34. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 35. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.
  - 36. COMMON OPEN SPACE (TOTAL) - 10,000 SQ. FT. MIN. AC.

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

REZONING PETITION #2021-XXX

WISTERIA LANE TOWNHOMES	
REZONING PLAN	
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36



PLANNING DEPT.  
PLANNING DIVISION  
PLANNING STAFF

PLANNING DEPT.  
PLANNING DIVISION  
PLANNING STAFF

PLANNING DEPT.  
PLANNING DIVISION  
PLANNING STAFF

PLANNING DEPT.  
PLANNING DIVISION  
PLANNING STAFF





# Potential Townhome Elevations

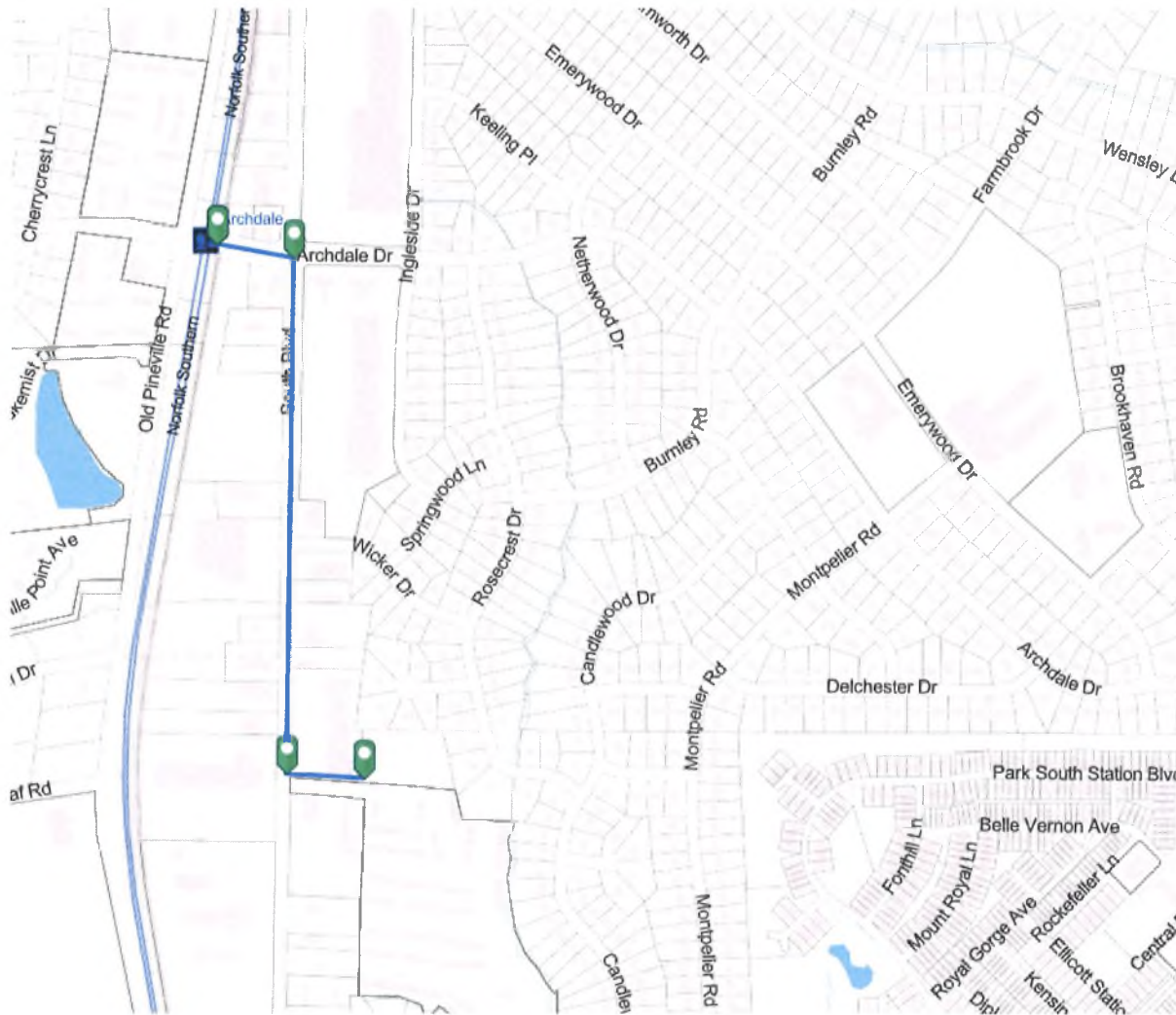


**BURTON 16' TOWNHOME STREETSCAPE**

FRONT ELEVATION



# Distance of the Site from the Archdale Station



Feet (US)

Measurement Result

2,761.1 Feet (US)

Clear

## CDOT's Estimated Trip Generation

### Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	None		Tax Record
Entitled Use	Apartments (R-22MF 1.884 acres)	41 Units	225	General guidance from planning
Proposed Use	Townhomes	33 Units	210	Site Plan: 03/29/2021



